

Subject: Please forward to Port Engineer for Assistance

From: Lorena Parker <lparker@sanpedrobid.com>

Date: 10/17/2016 03:57 PM

To: "Dorfman, Vivien" <VDorfman@portla.org>, "Sestich, Meagan" <MSestich@portla.org>, "Galvin, Michael" <mgalvin@portla.org>, Augie Bezmalinovich <abezmalinovich@portla.org>, Edward Henning <mred2@earthlink.net>

Good afternoon,

As we continue to try and finalize our database, can you please have your engineer take a look at the questions asked by Dennis Rader from the City Clerk's office?

Clarifications should be directed to Ed Henning, our engineer.

Thank you.

Lorena Parker
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--Original Message-----

From: Dennis Rader

Sent: Oct 12, 2016 10:57 AM

To: Edward Henning

Subject: Re: San Pedro BID Renewal - 2nd dbase submittal

Hi Ed, I have finished my first review of the San Pedro data and I had some questions and/or data revisions (not that many).

1) What was the source of the building sqft on Harbor Dept expansion-area parcels? I know that in the past the Harbor Dept itself would weigh in on what sqft we were to use.

2) What happened to LA/LB City parcels 7440-034-906 & 907, labeled on the assr map as abandoned railroad, are they exempt? Are you meaning to include exempt parcels that are within the boundary at zero assessment, or exclude them altogether from the list?

3) 7440-035-904: this is 22nd Street Park, there don't appear to be any structures on this parcel, but you have 25,000. There are two warehouses on adjacent parcel 7440-034-901, but not on this parcel.

4) Parcel 7440-036-904 isn't listed, and it looks to have many scattered structures on it. I don't know if you included the structures on a different parcel?

5) You listed 7440-039-911 & 7440-040-907 as partially AG1 zoned and exempt from assessment. These two parcels actually have partially R4 & M2 zoning associated with them which are assessable zoning types. Parcels that have only partially exempt zoning are actually completely assessable. I noticed that there are some buildings on these parcels, did you still want to exempt them?

6) 7455-002-028: parcel area calculates to exactly 14,450. I'd use this value.

7) 7455-004-005: County records show 10,224 building sqft, and google street view shows possible partial second floor. I'd use County value of 10,224.

8) 7455-005-903: this is part of a large parking lot, remove building sqft.

9) 7455-006-001: building area: this is ground floor commercial 8,420 sqft and two residential floors above at 11,400 sqft for a total of 19,820 sqft.

10) 7455-013-904: this is part of a large parking lot, remove building sqft.

11) 7455-025-900: the parcel area of this median is $80 \times 955 = 76,400$ (not 54,671).

Please let me know if you have any questions/responses to the above, thanks Ed.

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